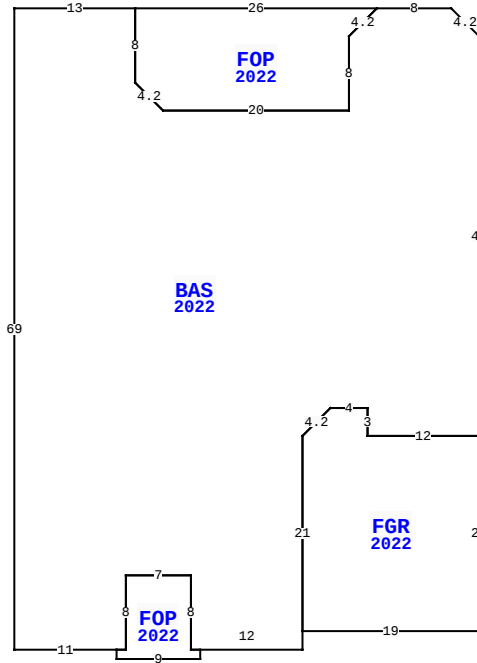


TELFORD JOHN M & ANN Y
96039 WOODMERE WAY
FERNANDINA BEACH, FL 32034

00-00-30-0801-0002-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0500	01	3,008	110.3172		174.30		524,294	2022	2022	0	0	0.50	99.50	8							
Roof Structure	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023														Heated Area: 2683				HX Base Yr 2023			
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floor	13	LVT/LAMNT 80																						
Interior Floor	11	CLAY TILE 20																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		3.5 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
Occupancy	00	NONE 100																						
Quality			04	Quality Level 04																				
DOR CODE			0100	SINGLE FAMILY																				
MAP NUM				MKT AREA										02										
NEIGHBORHOOD/LOC			2001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			
BAS	2,683	100	2022	2,683	465,309																			
FGR	416	55	2022	229	39,715																			
FOP	65	30	2022	20	3,469																			
FOP	253	30	2022	76	13,181																			
TOTALS			3,417			3,008	521,673																	
EXTRA FEATURES			96039 WOODMERE WAY, FERNANDINA BEACH																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1	0855	CONC PAVER	0 100	0	0	704.00	SF	10.00	10.00	100	2022	2022	3	99	6,970									
2	0855	CONC PAVER	0 100	0	0	75.00	SF	10.00	10.00	100	2022	2022	3	99	743									
3	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	98	3,387									
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294									
TOTAL OB/XF 11,394																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							
REVIEW DATE 05/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																								